116.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,600 / 649,600
					USE VALUE:	649,600 / 649,600
					ASSESSED:	649,600 / 649,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SBROGNA MATTHEW
Owner 2:	FARIAS ABIGAIL
Owner 3:	
Street 1:	26 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SENESI ALFRED J & NANCY A -
Owner 2:	-
Street 1:	26 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11073.000	123,100		526,500	649,600
Total Card	0.254	123,100		526,500	649,600
Total Parcel	0.254	123,100		526,500	649,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.11 /Parcel: 451.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74742

GIS Ref

GIS Ref

Insp Date 09/24/18

!9037!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	123,100	0	11,073.	526,500	649,600		Year end	12/23/2021
2021	101	FV	103,800	0	11,073.	526,500	630,300		Year End Roll	12/10/2020
2020	101	FV	104,000	0	11,073.	526,500	630,500	630,500	Year End Roll	12/18/2019
2019	101	FV	164,000	0	11,073.	519,000	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	162,600	0	11,073.	398,700	561,300	561,300	Year End Roll	12/20/2017
2017	101	FV	162,600	0	11,073.	376,100	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	162,600	0	11,073.	346,000	508,600	508,600	Year End	1/4/2016
2015	101	FV	152,600	0	11,073.	323,400	476,000	476,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:21:41

LAST REV

Date	Time
06/08/21	15:57:00
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SENESI ALFRED J	1536-73		10/30/2018		627,445	No	No		
	894-56		8/31/1977		43,500	No	No		N

USER DEFINED

Prior Id # 1:	74742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	530	Redo Bas	10,000	C				
5/30/2019	799	Redo Kit	10,000	C				
11/13/2018	1697	Redo Bat	10,000	C				
8/12/2015	1105	Manual	3,000		8/12/2015			Blown in insulatio
5/20/1998	355	Wood Dec	5,500					12X12 WDK 4X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11073		Sq. Ft.	Site		0	70.	0.68	6									526,532						526,500	

Total AC/HA:	0.25420	Total SF/SM:	11073	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	526,532	Spl Credit		Total:	526,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	C - POOR-		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.53454655
Adj $ / SQ:	79.380
Other Features:	77756
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	191089
Depreciation:	68028
Depreciated Total:	123061

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

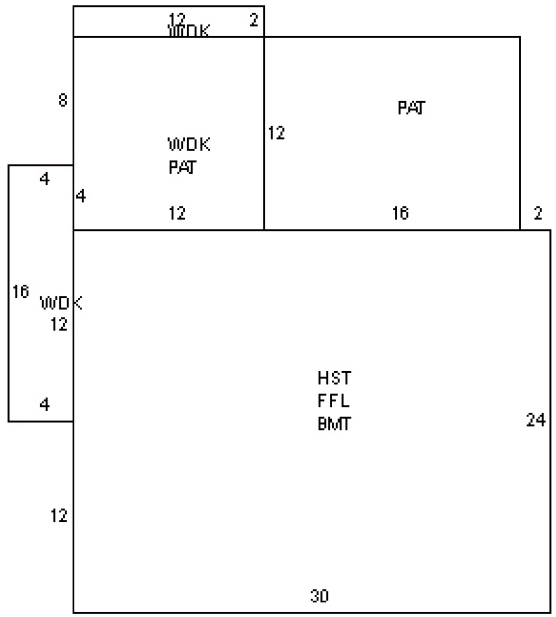
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	79.38
Special Features:	0	Val/Su Net:	51.98
Final Total:	123100	Val/Su SzAd	113.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	35.720	25,719
FFL	First Floor	720	79.380	57,154
HST	Half Story	360	79.380	28,577
PAT	Patio	336	1.800	605
WDK	Deck	232	5.510	1,279

Net Sketched Area:	2,368			Total:	113,334
Size Ad	1080	Gross Area	2728	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	